



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 2, 2014
1405-DP-16 & 1405-SPP-12
Exhibit 1

Petition Number: 1405-DP-16 & 1405-SPP-12

Subject Site Address: 740 North Union Street

Petitioner: The Anderson Corporation

Representative: Elements Engineering

Request: Petitioner requests Development Plan and Primary Plat approval for 7 duplex lots on approximately 2.648 acres+/- in the North Walk PUD District

Current Zoning: North Walk PUD (Ordinance 14-09)
Underlying Zoning is SF-3

Current Land Use: Vacant

Approximate Acreage: 2.648 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Primary Plat
4. Proposed Development Plan
5. Geotechnical Report

Zoning History: North Walk PUD (1401-PUD-02), Ordinance 14-09

Staff Reviewer: Kevin M. Todd, AICP

Procedural

Approval of a Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, NorthWalk PUD District, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.



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Project Overview

The proposal is for the primary platting and development plan approval of seven (7) lots for duplex buildings on property located at 740 North Union Street. The proposal includes a new cul-de-sac street that is accessed from Union Street. The new street includes an emergency access lane that extends from the end of the cul-de-sac to adjacent Maple Lane. The proposal also includes two (2) areas for neighborhood amenities and buffer yards. A series of underground detention chambers has been designed to accommodate the property's storm water management system.

The petition was reviewed by the Technical Advisory Committee at its April 22, 2014 meeting.



PRIMARY PLAT REVIEW

Westfield-Washington Township Zoning Ordinance

Procedures (WC 16.04.220)

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – COMPLIANT**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – COMPLIANT (info shown in construction plans)**
 - Easements - locations, widths and purposes
 - **Staff Comment – COMPLIANT**
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – COMPLIANT**
 - Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – COMPLIANT**
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – COMPLIANT**
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT (info shown in construction plans)**



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- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT; Building setbacks will also be verified at the building permit stage.**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
- **Staff Comment – COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – COMPLIANT (info shown in construction plans)**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – COMPLIANT; Petitioner is working with WPWD on final construction plan approval and obtaining necessary permits.**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
- **Staff Comment – COMPLIANT; Petitioner is working with Hamilton County Surveyor's Office on final construction plan approval and obtaining necessary permits.**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not Applicable**



DEVELOPMENT PLAN REVIEW

North Walk PUD (Ordinance 12-14)

- 2.1 The uses for the Real Estate shall be limited to the following: Seven (7) Duplex Dwellings, totaling fourteen (14) individual single family units.
- **Staff Comment – COMPLIANT**
- 2.2 The maximum number of individual, single family units (“Home”) permitted on the Real Estate shall be 14.
- **Staff Comment – COMPLIANT**
- 3.3 On Site Landscaping and Buffer Yards:
- A. Buffer Yard: 20 and 30 foot Buffer Yards along North, South and East property lines shall be required, as shown on Exhibit "C". A Buffer Yard along the West property line is not required. All Buffer Yards will serve as drainage easements. The first 10 feet of the Buffer Yard closest to the structure may be used as outdoor living space for property owners. No permanent structures shall be allowed within the Buffer Yards.
- **Staff Comment – COMPLIANT**
- B. Buffer Yard planting requirements of the Zoning Ordinance shall apply to the North, South, and East Buffer Yards. Buffer Yard plantings shall be placed as conceptually shown in Exhibit “H”.
- **Staff Comment – COMPLIANT**
- C. Buffer Yard plantings, individual lot landscaping, and road frontage trees shall be credited toward the On Site planting requirements of the Zoning Ordinance.
- **Staff Comment – Acknowledged**
- D. The minimum open space (Green Belt Space) shall be approximately 38%
- **Staff Comment – COMPLIANT**
- 3.4 Development Amenities:
- A. Development Amenities shall be constructed on the Real Estate in substantial compliance with the Development Amenities, as shown in Exhibit "F"
- **Staff Comment – COMPLIANT**



- B. Development Amenities shall include: community garden area, a gathering space with fire pit and an entry monument sign.
- **Staff Comment – COMPLAINT**

3.5 Vehicular connection with Westfield Green Estates Subdivision:

- A. Right-of-way for the extension of the cul-de-sac street from NorthWalk to Westfield Green Estates Subdivision shall be dedicated at the time of platting (the "Extension ROW"). The Extension of ROW's width shall be consistent with the North Walk PUD local street right-of-way.
- **Staff Comment – COMPLIANT**
- B. At the time NorthWalk is developed, the NorthWalk developer shall install the following within the Extension ROW:
- (i) A twenty-foot (20') wide all-weather surfaced area sufficient for use by emergency response vehicles as depicted on Exhibit "C";
 - **Staff Comment – COMPLIANT**
 - (ii) A gate with a lock and master key lock box (e.g. a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions;
 - **Staff Comment – COMPLIANT**
 - (iii) Maintenance of the master key lock box shall be the responsibility of the NorthWalk Home Owners Association.
 - **Staff Comment – Acknowledged**

Architectural Standards (Exhibit D)

Miscellaneous

- A. Five (5) foot wide public sidewalks are required on all lots.
- **Staff Comment – COMPLIANT**
- B. Developer will provide at least one (1) central location for all mailboxes and will supply the uniform mailboxes.
- **Staff Comment – COMPLIANT**



Duplex Lot Standards (Exhibit G)

- A. Minimum Lot Area –
 - a. Duplex lots (2 individual units) – not less than 3,900 square feet
 - **Staff Comment – COMPLIANT**
 - b. Individual unit lots – not less than 1,700 square feet
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
- B. Minimum Lot Frontage on Roads – Not less than 65 feet per duplex lot (2 units)
 - **Staff Comment – COMPLIANT**
- C. Minimum Setback Lines –
 - a. Union Street – 70 feet
 - **Staff Comment – COMPLIANT**
 - b. Front Yard – 18 feet, as measured from the closest plane of the unit (including the garage) to edge of sidewalk.
 - **Staff Comment – COMPLIANT; Building setbacks will also be verified at the building permit stage.**
 - c. Side Yard – 5 feet
 - **Staff Comment – COMPLIANT**
 - d. Rear Yard – no setback required
 - **Staff Comment – COMPLIANT**
 - e. Minimum lot width at building line – 50 feet
 - **Staff Comment – COMPLIANT**
 - f. Minimum ground level square footage, exclusive of garages, porches, and terraces.
 - i. One story – 1,325 square feet
 - **Not Applicable to DPR. To be reviewed at building permit stage.**
 - ii. Two story – 1,000 square feet
 - **Not Applicable to DPR. To be reviewed at building permit stage.**



Westfield-Washington Township Zoning Ordinance

Development Plan Review (WC 16.04.165)

- **SF-3 Standards:**
 - a) **Parking**
 - 2 spaces for each dwelling
 - **Staff Comment – COMPLIANT**
- **Overlay Standards:**
 - **Staff Comment – Not Applicable; Superseded by North Walk PUD.**
- **Subdivision Control Ordinance:**
 - **Staff Comment – See “Primary Plat Review” section above.**
- **Development Plan Review Standards: (WC 16.04.165, D5)**
 - a) **Site Access and Site Circulation:**
 - **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
 - **Staff Comment – COMPLIANT**
 - **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
 - **Staff Comment – COMPLIANT**
 - **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
 - **Staff Comment – COMPLIANT**
 - b) **Landscaping:**
 - **Lines of Sight:**
 - **Staff Comment – COMPLIANT**
 - **On-Site Standards (2.6 ac)**
 - **Shade Trees = 56 required; 5 plus preserved* provided – COMPLIANT**



- Ornamental/Evergreen Trees = 28 required; 25 plus preserved* provided -- **COMPLIANT**
- Shrubs = 56 required; 71 provided – **COMPLIANT**

*** Tree Preservation Credits – 342 caliper inches of preserved tree credits (equivalent to 171 shade trees or 342 evergreen or ornamental trees)**

- Road Frontage Standards:
 - Union Street (250') = 9 shade trees required; 4 plus 102 caliper inches of preserved tree credits (equivalent to 51 trees) – **COMPLIANT**
- Buffer Yard Requirements: **See Section 3.3 of the North Walk PUD for buffer yard requirements.**

c) Lighting:

- **Staff Comment – None depicted.**

d) Signs:

- **Staff Comment – Not Applicable. Signs not reviewed at DPR stage.**

e) Building Orientation:

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

1. Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,
 - **Staff Comment – Not Applicable. Superseded by North Walk PUD Architectural Standards for facades facing Union Street (Exhibit D) and will be reviewed at building permit stage.**
1. Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**



At least two (2) of the following three (3) design objectives:

1. Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
2. Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
 - **Staff Comment – COMPLIANT; compliance to be verified with each building permit**
3. Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.
 - **Staff Comment – Not Applicable. Superseded by North Walk PUD.**

f) Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF1, SF-A, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

1. No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
2. No single family dwelling shall utilize vinyl siding on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.
 - **Staff Comment – Not Applicable. Superseded by North Walk PUD.**

g) Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

- **Staff Comment – COMPLIANT**



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- Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").
 - **Staff Comment – The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as part of the Suburban Residential area and just north of the downtown area. The development is consistent with the vision of the Comprehensive Plan and the Grand Junction planning efforts.**
- Street and Highway Access: The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
 - **Staff Comment – COMPLIANT**
- Street and Highway Capacity: The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
 - **Staff Comment – COMPLIANT**
- Utility Capacity: The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development
 - **Staff Comment – COMPLIANT**
- Traffic Circulation Compatibility: The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - **Staff Comment – COMPLIANT**
- Wellhead Protection
 - **Staff Comment – The Property is not within a wellhead protection area.**

Staff Recommendation:

Approve 1406-DP-16 & 1406-SPP-12 with the following condition:

- That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

If any member has questions prior to the hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.